



City of Destin

May 30, 2001

Order No. 01-11

Final Development Order:

“DESTIN LIBRARY”: A MAJOR DEVELOPMENT (SP-00-52)

Based upon the City Council’s approval of this Development Order, on March 12, 2001, this document will serve as your Final Development Order, to include all of the provisions of the attached Technical Review Committee Report and with the following conditions, as specified by the City Council:

BACKGROUND / ISSUE:

Applicant: DAG Architects, Inc., on behalf of the City of Destin.

Location: The proposed project is located approximately 200 feet to the southwest of the intersection of Forest Street and Sibert Avenue, more specifically known as Property Appraiser’s parcel I. D. 00-2S-22-0310-000D-1510, 1520, & 1530.

Request: Approval of a Major Development identified as “Destin Library.” The proposed project consists of a one-story library building (13,365 sq. ft. total).

Parcel Size: The property contains 3.09 acres +/-.

Future Land Use: Public Lands (PL)

Zoning District: Public Lands (PL)

Density: Not Applicable

Intensity: Allowed: Not stated

Proposed: 0.09 Floor Area Ratio

Application Date: September 20, 2000

TRC Date: October 18, 2000

Approved Site Plan Date: January 26, 2001

Planning Commission Date: February 15, 2001

City Council Date: March 12, 2001

DETERMINATIONS:

1. A hearing was held by the Destin City Council on March 12, 2001, and the City Council approved the development, with the conditions listed in the staff report, by a vote of 6-0; and
2. The Planning Commission considered the proposal on January 18, 2001, and recommended that the City Council approve the proposed project as presented by staff. The motion passed by a vote of 5-1; and

3. All the findings of the Technical Review Committee report dated January 26, 2001, and amended on March 5, 2001, are incorporated herein.

CONDITIONS OF APPROVAL FOR "DESTIN LIBRARY," A MAJOR DEVELOPMENT (SP-00-52):

1. Pursuant to the City of Destin Land Development Code and the City of Destin Code of Ordinances:

Construction must commence within twelve (12) months of approval of the Final Development Order on March 12, 2001 (no later than March 12, 2002), and must be completed as shown on the plans approved by the Technical Review Committee (stamp dated January 26, 2001).

WARNING: If the applicant/owner has not obtained a construction permit(s) within 365 days of issuance of the final development order, the final development order is void and the application for plan approval must be re-initiated.

NOTE: An applicant/owner who desires to extend the twelve (12) month deadline shall submit a request to the Community Development Department, no less than sixty (60) days prior to the expiration of the twelve (12) month deadline to obtain a construction permit. The applicant /owner should review Article 2, Section 2.15.00, of the Destin Land Development Code for further explanation of the Development Order extension process.

2. If the applicant fully complies with the requirements of Condition Number 1 above, the concurrency status for "Destin Library" is protected through March 12, 2006. **The protected concurrency status, however, will be lost if:**
 - A. **Construction activity ceases for a period exceeding one (1) year at any time during the term of this Final Development Order, or**
 - B. **Construction permit(s) are not obtained in accordance with Section 2.09.00 of the Land Development Code to maintain concurrency.**
3. The applicant must obtain City of Destin permits for the following activities on and off site (These may require appropriate bonding):
 - A. Disturbance of the City's right-of-way.
 - B. Pavement cuts.
 - C. Construction of any kind.
 - D. Clearing, grubbing, or demolition.
 - E. Paving, grading, drainage, sidewalks.
 - F. Signage.
 - G. Installation of utilities.
 - H. Construction trailers.

4. Prior to the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.
5. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.
6. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
7. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater permit.
8. Prior to the issuance of a Building Permit, a unity of title must be submitted for review and approval by the City Attorney. Once the unity of title is approved, a copy must be recorded with the Clerk of the Circuit Court of Okaloosa County and a recorded original copy returned to the Community Development Department.
9. Prior to the issuance of a Certificate of Occupancy, all landscaping must be installed, inspected, and approved by the Community Development Department.
10. Prior to the issuance of a Certificate of Occupancy, all applicable impact fees must be paid.
11. Prior to obtaining a Certificate of Occupancy, provide the proper handicap parking space signage to include the \$100.00 fine sign.
12. Prior to obtaining a Certificate of Occupancy, provide all building, site drawings, and as-built survey in AUTOCAD V. 14 or up format on disk.
13. If the applicant proposes outdoor lighting in the future, and if the proposed wattage of the bulbs is 250 watts or less, an outdoor lighting plan must be submitted to the Community Development Department for review and approval. If the proposed lighting plan indicates that the proposed wattage of the bulbs is greater than 250 watts, then the lighting plan will be considered a major deviation to the development order and will have to be reviewed by the Planning Commission and the City Council.

TECHNICAL REVIEW COMMITTEE REPORT

"DESTIN LIBRARY": A MAJOR DEVELOPMENT (SP-00-52)

TRC Report: January 26, 2001, and
amended March 5, 2001

ISSUE:

Applicant: DAG Architects, Inc., on behalf of the City of Destin.
Location: The proposed project is located approximately 200 feet to the southwest of the intersection of Forest Street and Sibert Avenue, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0310-000D-1510, 1520, & 1530.
Request: Approval of a Major Development identified as "Destin Library." The proposed project consists of a one-story library building (13,365 sq. ft. total).
Parcel Size: The property contains 3.09 acres +/-.
Future Land Use: Public Lands (PL)
Zoning District: Public Lands (PL)
Density: Not Applicable
Intensity: Allowed: Not stated
Proposed: 0.09 Floor Area Ratio
Application Date: September 20, 2000
TRC Date: October 18, 2000
Approved Site Plan Date: January 26, 2001
Planning Commission Date: February 15, 2001
City Council Date: March 12, 2001

DISCUSSION/FINDINGS:

DAG Architects, Inc., on behalf of the City of Destin, is requesting approval of a Major Development identified as "Destin Library." The proposed project consists of a one-story library building (13,365 sq. ft. total). The proposed project is located approximately 200 feet to the southwest of the intersection of Forest Street and Sibert Avenue, more specifically known as Property Appraiser's parcel I. D. 00-2S-22-0310-000D-1510, 1520, & 1530. The property contains 3.09 acres more or less.

According to the traffic review conducted by the City's traffic consultant, Hamilton-Smith and Associates, Inc., the proposed development will generate twenty-five (25) PM Peak Hour directional trips on Segment "A" of U. S. Highway 98. Segment "A" currently has 363 PM Peak Hour directional trips available and, with this project, there will be 338 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City's traffic consultant (See Exhibit "D").

The City's representative has submitted a compatibility analysis for the project and finds the proposed project to be compatible with the surrounding area (See Exhibit "C").

The proposed request is consistent with the Comprehensive Plan and Land Development Code, which include Compatibility review, Concurrency Management review, and Level of Service review. This project is not located within the Community Redevelopment Area. The project is not consistent with the Destin Harbor Area Master Plan. The Destin Harbor Area Master Plan indicates Azalea Drive being extended westward, through the southern portion of the site, to connect with Sibert Avenue.

COMPREHENSIVE PLAN/ZONING:

The property has a Future Land Use designation of Public Lands (PL) and a Zoning designation of Public Lands (PL). The proposed use is consistent with the PL Future Land Use designation and is a permitted principal use in the PL Zoning district.

COMPATIBILITY:

The project, as required by the Comprehensive Plan and the Land Development Code, has undergone a compatibility review and meets the minimum requirements. Refer to Exhibit "C" for the complete Compatibility Analysis Report from DAG Architects, Inc., dated January 29, 2001, finding the proposed project compatible with the surrounding area.

DENSITY:

Not applicable.

HEIGHT:

The PL Zoning district does not have a maximum building height. Building height in this district is determined by a compatibility analysis. Refer to Exhibit "C" for the complete Compatibility Analysis Report from DAG Architects, Inc., dated January 29, 2001, which describes the height and finds the proposed project compatible with the surrounding area.

FLOOR AREA RATIO:

The total floor area ratio for this project is 0.09.

RIGHT-OF-WAY DEDICATION:

No right-of-way dedication is required.

PHASING:

The applicant has proposed to construct the project in one (1) phase.

CONCURRENCY MANAGEMENT:

Concurrency requirements have been met:

Potable Water: X Roadways X Solid Waste X
Recreation: X Sewer: X Drainage: X

Please refer to the attached Exhibits “D” through “H” for approved Concurrency Evaluation Certificates.

TRAFFIC ANALYSIS:

According to the traffic review conducted by the City's traffic consultant, Hamilton-Smith and Associates, Inc., the proposed development will generate twenty-five (25) PM Peak Hour directional trips on Segment “A” of U. S. Highway 98. Segment “A” currently has 363 PM Peak Hour directional trips available and, with this project, there will be 338 PM Peak Hour directional trips remaining. Therefore, traffic concurrency is satisfied for this project, as confirmed by the City’s traffic consultant (See Exhibit “D”).

SUBDIVISION OR PUD - PLAT:

Prior to the issuance of a building permit, a unity of title must be submitted for review and approval by the City Attorney. Once the unity of title is approved, a copy must be recorded with the Clerk of the Circuit Court of Okaloosa County and a recorded original copy returned to the Community Development Department.

AIRPORT PROTECTION:

The subject site is not located within the airport protection area. NOTE: If construction necessitates the use of a crane, or other obstruction, which exceeds Federal Aviation Administration FAR 77 Standards (normally 200 feet above ground level), the applicant must request a variance from FAA for temporary encroachment into this restrictive area and a copy of completed FAA Form 7460, must be placed on file with the City of Destin prior to the crane, or other obstruction, penetrating the restricted airspace.

SETBACKS:

The PL Zoning district does not require setbacks for single-story buildings. However, landscape buffers are required for the proposed project, which are listed as follows:

	Required	Buffers	Provided
Front (west):	None	10' FP	35.79' +/- including a 10' FP
Side (north):	None	5' CB	98.19' +/- including 5' CB
Side (south):	None	5' CB	246.72' +/- including 5' CB
Rear (east):	None	5' CB	65.58' +/- including 5' CB
Between Bldgs.:	10'	N/A	N/A

Note: 10' FPLA = 10' Front Perimeter Landscaped Area, 10' VB = 10' Vegetative Buffer Area, and 5' CB = 5' Common Boundary Landscaped Area. A ten (10) foot Front Perimeter Landscape Area is required along the western property line. A five (5) foot Common Boundary Landscape Area is required along the northern, southern, and eastern property lines.

WHITE SANDS ZONE:

The proposed project is not located within either of the White Sand Zones.

SIGNS:

No signs have been proposed with this project. All future signs must comply with the sign code section of the Destin Land Development Code in effect at the time a sign application is submitted.

COX COMMUNICATIONS:

Cox Communications approved the project at the October 18, 2000, TRC meeting.

DESTIN FIRE CONTROL DISTRICT:

The Destin Fire Control District approved the project in a letter dated December 20, 2000.

GULF POWER:

Gulf Power approved the project in a letter dated October 17, 2000.

OKALOOSA GAS:

Okaloosa Gas approved the project in a letter dated October 17, 2000.

SPRINT:

Sprint approved the project in a letter dated October 16, 2000.

UNIVERSALCOM:

Universal Com approved the project at the October 18, 2000, TRC meeting.

WATER/SEWER PROVIDER:

Destin Water Users, Inc., approved the project in a letter dated October 24, 2000.

UTILITIES:

Underground utilities are required.

STORMWATER:

The City Engineer approved the stormwater plan in a memorandum dated January 4, 2001, and had the following conditions:

1. Prior to obtaining a Building Permit, provide a copy of FDEP stormwater permit.
2. Prior to obtaining a Certificate of Occupancy, provide the proper handicap parking space signage to include the \$100.00 fine sign.
3. Prior to obtaining a Certificate of Occupancy, provide all building, site drawings and as-built survey in AUTOCAD V. 14 or up format on disk.

INGRESS/EGRESS:

The ingress/egress point for the proposed development is provided by two (2) proposed twenty-four (24) foot wide driveways off of Sibert Avenue. The ingress/egress points do not exceed the requirements of the Destin Land Development Code.

REFUSE COLLECTION:

Refuse collection is to be provided by dumpster service. The proposed dumpster is enclosed by a six (6) foot tall wood fence with a gate (100 % opacity). The location of the dumpster and its screening is indicated on sheet C-3 of 6 of the plans.

SIDEWALKS:

A five (5) foot wide concrete sidewalk is required along the eastern right-of-way of Sibert Avenue.

LANDSCAPE:

The project meets or exceeds the landscape requirements of the Destin Land Development Code as indicated on the proposed plans and as follows:

Open Space Requirement:

<u>134,843.31</u> sq. ft. of property x 18 %	=	38,691.78 sq. ft. required
Site plan provides <u>59.4</u> %	=	<u>80,111.00</u> sq. ft. provided

Tree Requirements:

Credits for Existing Trees (2" to 6" diameter) on Site (0 trees x 2 credits per tree):	0
Credits for Existing Trees (7" to 12" diameter) on Site (24 trees x 3 credits per tree):	72
Credits for Existing Trees (13" to 19" diameter) on Site (18 trees x 4 credits per tree):	72
Credits for Existing Trees (20" to 24" diameter) on Site (1 trees x 5 credits per tree):	5
Total Reforestation Credits for saving Existing, Protected, or Preserved Trees:	<u><u>149</u></u>

Total Reforestation Credits for Trees Required on Site:	149
Reforestation Trees (1 per every .10 of an acre: $3.09 \times 10 = 31$) Required on Site:	<u>31</u>
Total Reforestation Trees (1 per every .10 of an acre minus credits) Required on Site:	<u><u>0*</u></u>

*Note: Per the Land Development Code, credit shall be received on the reforestation requirement of this section by preserving existing trees. Trees required for reforestation are in addition to other required trees within Article 12, Section 12.04.04.C.

Total Reforestation Trees Required on Site:	0
Front Perimeter Trees (1 per 25') Required on Site:	18
Parking Lot Trees (1 per end row and landscape island) Required on Site:	8
Vegetative Buffer Trees, if applicable, (1 per 25') Required on Site:	0
Replacement Trees (removal of trees over 12" d.b.h.) Required on Site:	<u>50</u>

TOTAL TREES REQUIRED:	76
TOTAL TREES PROVIDED:	119

A ten (10) foot Front Perimeter Landscape Area is required along the western property line. A five (5) foot Common Boundary Landscape Area is required along the northern, southern, and eastern property lines. The required ten (10) foot Front Perimeter Landscape Buffer shall provide one (1) tree per twenty-five (25) linear feet of buffer. The required five (5) foot Common Boundary landscaping shall provide a minimum of fifty percent (50%) opacity for that area between the finished grade level at the common boundary line and six (6) feet above said level and horizontally along the length of all common boundaries within three (3) years of planting. All required trees must be a minimum of six (6) feet high at time of planting and reach a crown of twenty (20) feet at maturity. If the twenty (20) foot crown requirement is not met, additional trees shall be added and grouped together to meet the twenty (20) foot crown. If shrubs are used in the required buffer areas, they must be a minimum of twelve (12) inches in height when measured immediately after planting.

WARNING: A Certificate of Occupancy will not be issued until the required landscape material has been inspected and approved by the Community Development Department.

PARKING:

The project meets the parking requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Libraries:

1 space for every 300 sq. ft. of gross floor area.

Per site plan:

Libraries:

13,365 sq. ft. Library building / 1 space per 300 sq. ft. = 45 parking spaces (including 2 handicap spaces).

TOTAL REQUIRED: 45 parking spaces (including 2 handicap spaces)

TOTAL PROVIDED: 67 parking spaces (including 3 handicap spaces)

LOADING SPACE (ZONE):

The project meets or exceeds the loading space requirements of the Destin Land Development Code as indicated on the approved plans and as follows:

Per code:

Other similar institutional uses:

One (1) space for the first 100,000 sq. ft. of gross floor area or fraction thereof, and one space for each additional 100,000 square feet or fraction thereof.

Per site plan:

Other similar institutional uses:

13,365 sq. ft. Library building / 1 per space for the first 100,000 sq. ft. = 1 loading space

TOTAL REQUIRED: 1 loading space

TOTAL PROVIDED: 1 loading space

STATE/FEDERAL PERMITS REQUIRED BEFORE ISSUANCE OF BUILDING PERMIT

1. A Florida Department of Environmental Protection (FDEP) general notice permit (for stormwater).

IMPACT FEES:

The owner/applicant must pay the following impact fees prior to the issuance of a Certificate of Occupancy:

Police Protection: The police protection impact fees were calculated using the "Office per 1,000 sq. ft. = \$24.56" fee amount under the "Non-residential – U.S. 98 Corridor" fee amount category.

$$(13,365 \text{ sq. ft.}) \times (\$24.56) = 328,244.40 / 1,000 = \$328.24$$

(sq. ft. of proposed building) x (Office per 1,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Police Protection Impact Fees to be paid for "Destin Library": *\$328.24*

Road: The road impact fees were calculated using the "Office < 100,000 sq. ft. = \$822.00" fee amount.

$$(13,365 \text{ sq. ft.}) \times (\$822.00) = 10,986,030 / 1,000 = \$10,986.03$$

(sq. ft. of building) x (Office < 100,000 sq. ft. fee amount) = (figure) / (per 1,000 sq. ft.) = Impact Fee

Total Road Impact Fees to be paid for "Destin Library": *\$10,986.03*

Parks: (not applicable)	=	\$0.00
Public Library: (not applicable)	=	\$0.00
Police Protection:	=	\$328.24
<u>Roads:</u>	=	<u>\$10,986.03</u>
TOTAL:	=	<u>\$11,314.27</u>

OTHER FEES:

The fees listed below are based on the most recent information available and are required to be paid by the applicant as part of the cost recovery associated with the proposed project:

City Compatibility Consultant:	not used	Planning Commission Advertising:	\$58.94 (pd.)
City Traffic Consultant:	\$120.00 (pd.)	City Council Advertising:	\$88.41 (pd.)
City Surveyor:	not used		

COMMENTS:

Public Input:

There have been no comments of support or opposition filed with Staff regarding this project.

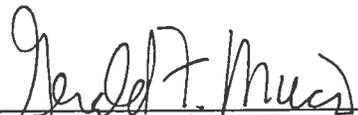
Per Community Development Department:

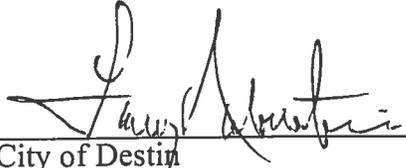
1. Prior to the issuance of any City Permit, all outstanding costs associated with this project that are owed to the City must be paid in full.
2. Prior to the issuance of a Clearing Permit, a clearing plan must be submitted and approved by the Community Development Department.

3. Prior to the issuance of a Building Permit, a construction crane registration form, which has been approved by Okaloosa County Airport Authority, must be submitted (if necessary).
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Per Engineering Department:

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 _____ 5-30-01
 Gerald F. Mucci, AICP Date
 Community Development Director


 _____ 5-30-01
 City of Destin Date
 Owner,
 Larry J. Rubenstein,
 City Manager